

HISTORIC DISTRICT DESIGN GUIDELINES

Nicholasville Historic Preservation Commission
Nicholasville, Kentucky

Adopted September, 2005



The Design Guidelines adopted are based on the Design Guidelines from the City of Danville, Kentucky drafted by Helen Powell and Associates, Lexington, Kentucky. Additional illustrations were added. Prepared by the Design Committee of Nicholasville Now! Main Street Program, Erica Said, Chairperson, Carola L. Hartley, Executive Director.—June, 2003

City of Nicholasville, Kentucky

Design Guideline for the Nicholasville Historic District

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1. Introduction

In 1984, the Nicholasville Historic District was entered into the National Register of Historic Places. (See footnote #1 on Page 5) The historic core of the city, this district consists of a concentrated group of nineteenth and early twentieth century commercial, governmental, residential and religious structures. (See footnote #2 on Page 5) Of the total properties within the district boundaries, less than seven percent are post-1930 buildings contributing to the overall character of the district and less than ten percent are intrusions. The district includes the principal intersection of streets at the county courthouse, three blocks of commercial structures on Main Street, and four blocks of residential, commercial and religious buildings on Maple Street. Most structures in the district are of brick construction; cast metal was used extensively for decoration and for storefronts; most of the structures are two stories high; the Italianate style and its derivatives dominate the commercial structures, while most of the domestic structures are eclectic and all the churches are classical. (See footnote #3 on Page 5)

Significance

The Nicholasville Historic District is a well-preserved historic core of one of Kentucky’s oldest county seats. It maintains a strong link to the past through its essentially unaltered town plan (a simple grid of streets with the courthouse on one of the quadrants of the principal intersection) as well as through its numerous good examples of nineteenth and early twentieth century architecture. In addition to architecture and community planning, the district has significance in the areas of commerce (the commercial center of the city since its founding); government (the county courthouse); and religion (four of the city’s oldest congregations). Although there are commercial areas that have developed on the outskirts of town and on the bypass, downtown Main Street is still important to the commerce of the area.

Boundaries

The boundaries of the Nicholasville Historic District were drawn to include the three blocks of 19th century commercial buildings on Main Street with the courthouse in the center and Baptist Church on the south plus the Walker Hotel and County Jail in the



Main Street in Downtown Nicholasville during the early 1900s

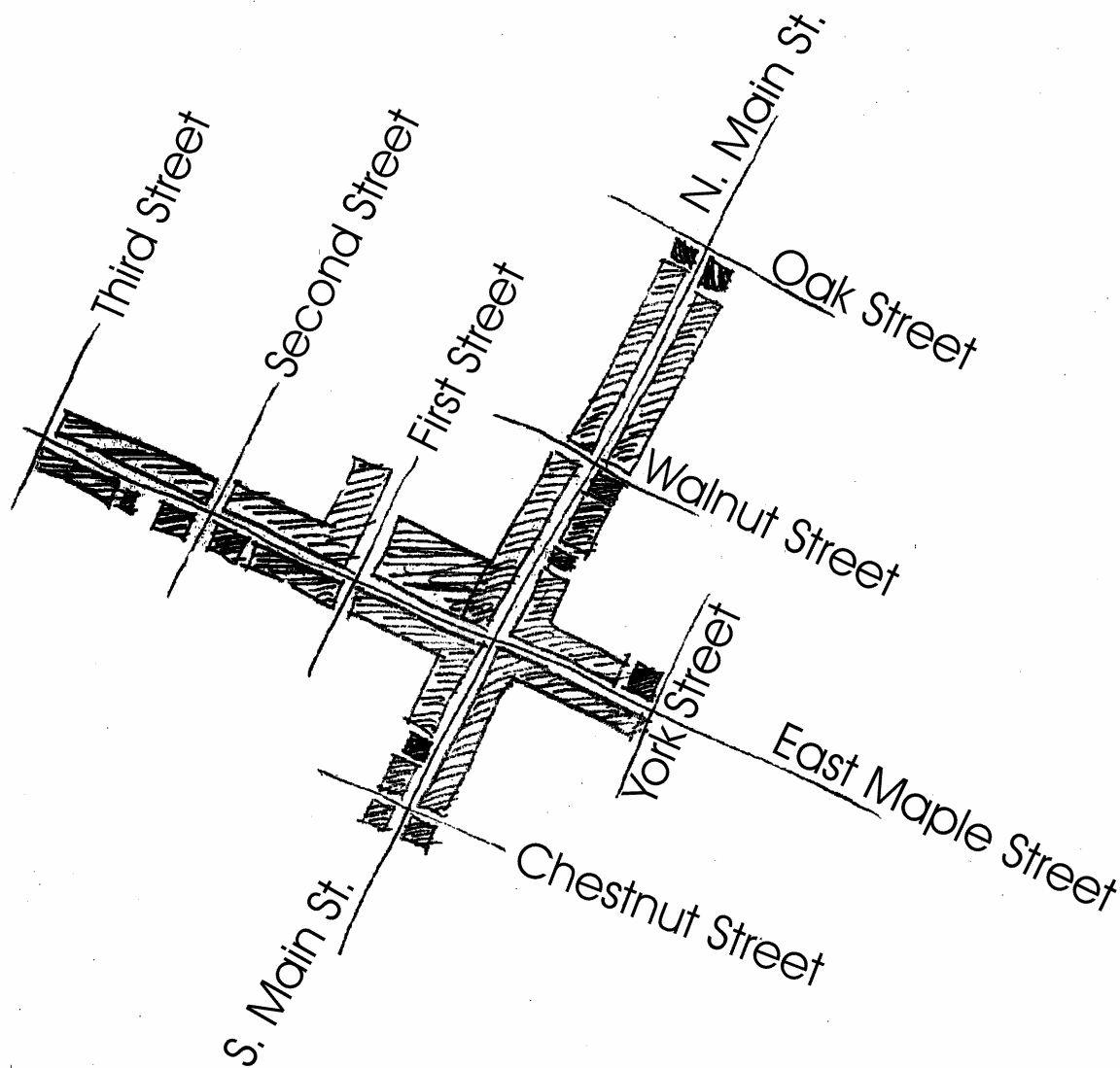
fourth block, but omitting the east side of the 200 North Main block which was razed and redeveloped within the past twenty five years. The remaining 19th century commercial buildings on both sides of East Maple Street were included, the Presbyterian Church property on the north side of First Street, the Methodist Church on West Maple, and the stylish late 19th century residences up the hill on West Maple. The irregular outline of the district reflects the property lines. Three town sites, nominated individually (JS-N-4, JS-N-31, and JS-N-32), abut the historic district. Outside these boundaries on all sides are structures of less architectural or historical significance, or later construction dates.

The Historic District boundary commences 50 feet south of the intersection of North Main and Oak streets; thence south on North Main to 50 feet south of Walnut Street thence east to rear of property line of 120 North Main, thence south along rear lines of property on east side of 100 block North Main to rear of property facing East Maple, thence east along rear of 111-113 East Maple and south along side of same to center of East Maple Street; thence east on East Maple to 30 feet east of York Street, thence south along side property line of 200 East Maple and west along rear property lines of 200 East Maple and south side 100 block East Maple to rear of property line of east side 100 block South Main; thence south with rear property lines on east side 100 block South Main and 200 South Main; thence west with side lines of 200 South Main and 201 South Main, thence northwest rear lines of 201 South Main and west side 100 block South Main to rear property line 102 West Maple; thence west along rear lines of 100, 200, and 300 blocks West Maple to Third Street; thence north on Third Street to rear property line of 311 West Maple to Third Street; thence north on Third Street to rear property line of 311 West Maple, thence east with rear lines on north side of 300 block West Maple to Second Street; thence north on Second Street to north side line of 101 North First, thence with said line east to First Street; thence north on First Street to rear property line of 103-113 Court Row and with said line to rear line of 103 North Main; thence north along rear line on west side of 100 and 200 blocks North Main (some in 200 block extending through to Second Street) to the north side line of 227 North Main, thence east with said line to the beginning, containing about 15 acres.

(See map of Nicholasville Historic District on page #5.)

UTMs of Nicholasville Historic District are:

- | | |
|----------------------|--|
| A. 16 713500 4195315 | 50 feet south of the corner of N. Main & Oak |
| B. 16 713530 4195090 | 30 feet east of the corner of York & E. Maple |
| C. 16 713400 4194980 | 100 feet south of the corner of S. Main & Chestnut |
| D. 16 713160 4195200 | at the corner of North Maple & Third Street |



Nicholasville Historic District

Surveyed 1977 - National Register 1984

Nicholasville, Kentucky

1. Nicholasville Historic District - Surveyed 1977, Entered National Register 1984.
2. Based on information from the historic sites survey of Jessamine County. The historic sites survey of Jessamine County was conducted during the summer of 1977 by Dr. Kenneth Gibbs, architectural historian, Nina Head, survey historian, and Jayne Henderson, research historian. The survey was part of a ten-year project of the Kentucky Heritage Commission to survey the state's historical and archaeological resources on a county-by-county basis.
3. Information on Nicholasville Historic District from National Register of Historic Places Inventory-Nomination Form prepared by Dr. Kenneth T. Gibbs, Architectural Historian and Carolyn M. Wooley, March 1984. Form completed as Jessamine County Multiple Resource Area.

Nicholasville Historic Preservation Ordinance

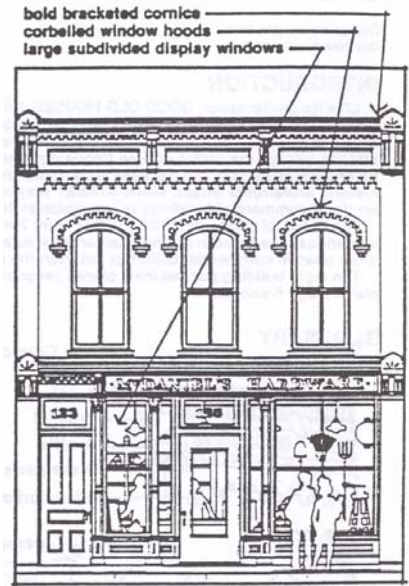
On April 12, 2001, the City of Nicholasville passed the Nicholasville Historic Preservation Ordinance (Ordinance # 366-2001). The passage of this ordinance established Nicholasville Historic Preservation Commission, thus making the City of Nicholasville one of the 2000 communities across the nation which choose to protect historic buildings through the designation of local historic districts and landmarks.

Within the Nicholasville Historic District are many buildings of brick construction. Most of the structures are two stories high. The Italianate style and its derivatives dominate the commercial structures, while most of the domestic structures are eclectic and all the churches are classical. The Nicholasville City Commission determined that the distinctive architecture of Nicholasville was of vital importance to the economy and the historic character of the community. Nicholasville's historic character can only be maintained through the Historic District Commission's prevention of unnecessary injury to the city's historic districts and landmarks.

The Nicholasville Historic Preservation Commission recommends local historic districts and landmarks to the City Commission for designation. The Commission assists the owners of landmarks and properties in the historic district in the preservation and rehabilitation of buildings through the review of designs for proposed exterior changes, new construction, and demolition.

Design review is required for changes to the exterior of the building which are visible from the street or visible from any public right of way. Examples include, but are not limited to:

- Re-pointing brick or stone
- Cleaning brick or stone
- Painting an unpainted house
- Installing
 - mechanical equipment on the exterior of the building
 - new siding
 - new steps
- Installing a
 - new window or door
 - skylight
 - awning
- Replacing
 - windows or doors
 - roof
 - porch
- Constructing a
 - new building
 - room addition
 - roof dormer
 - fence
 - sign
 - parking lot
- Demolishing a
 - building
 - building addition



ITALIANATE 1840-1880

This style was popular for commercial buildings and for private homes during the time when many towns and cities were building and growing. Many a main street consists of one Italianate facade after another, side by side, lining the street. The decorated upper stories of these buildings can be seen standing with dignity over the storefronts. They are usually made of simple red brick with a wood or metal bracketed cornice projecting out over the street at the top. Just under the cornice there is often a decoration of corbelled brick. ("Corbelled" means a design laid in a stair-step fashion out from the building.) Corbelled brick was also used extensively in the decorative hoods over the windows as was cast iron and sometimes wood. In its original form, a second, smaller cornice capped the tall storefront, which also featured decorative columns, perhaps of cast iron, and large subdivided windows.

Design Review Process

The design review process begins when a property owner proposes to make alterations in the exterior appearance of a property within the district. Before starting work, the property owner must obtain a form called a Certificate of Appropriateness (COA) from the Historic District Commission. For items deemed routine maintenance types, staff review only will be necessary.

The Historic District Commission meets once a month to review applications for certificates of Appropriateness. Notice of the proposed alteration is sent to property owners within 200 feet of the property under consideration so that other property owners in the neighborhood can attend the public meeting.

To issue a Certificate of Appropriateness, the Historic District Commission must determine that the request for exterior change is compatible with the design, scale, and character of the historic district where the property is located.

The Certificate of Appropriateness with the specifications as determined by the Commission is issued to the property owner. The application for proposed work is also reviewed by the city building inspection staff for compliance with the zoning and building code regulations. The Historic District Commission conducts site visits to determine that the work complies with the provisions described in the Certificate of Appropriateness.

Design Guidelines

The Design Guidelines contain the criteria that the Historic District Commission must consider in making design review decisions. The guidelines also provide information regarding appropriate rehabilitation for property owners within the historic districts.

Through the Design Guidelines, the Board can work with property owners to find a way to meet the property owner's current needs and to approve plans which are reasonable for the property owner to carry out.

The principal philosophy behind Nicholasville's Design Guidelines is an emphasis of preservation over complete restoration. This outlook is reflected in the guidelines through the use of such words as repair, maintain, and protect. It is important to repair original materials rather than to replace them; retain original landscape features like cast iron fences and stone retaining walls; maintain the original exterior fabric of a building to enhance the historic character; and protect the original setting of the building to protect its integrity.

From this preservation philosophy came the following general guidelines that the Commission will apply to all rehabilitation work:

- Avoid removing or altering historic materials or distinctive architectural features. If the element is original and in fairly good shape, every reasonable effort should be made to keep it.

- Repair rather than replace whenever possible. If replacing, replicate the original one rather than trying to invent something new.
- Be sensitive to distinct stylistic features and examples of skilled craftsmanship, which come from the era in which the building was constructed. It is not desirable to make the building look older than it is.
- Uncover original design features that may be buried under layers of improvements. It takes detective work, but there may be evidence of original elements. Research may turn up pictures of the original appearance of a house or building.
- New additions should be consistent with the original architectural style. They should be compatible with the building and its relationship to its neighbors.
- Give consideration to later additions or alterations, even though it is not part of the original building. An addition made at a later time may have gained significance of its own.
- Surface cleaning should be done by the least damaging means possible. Sandblasting or the use of abrasive cleaning methods can destroy brick and shorten the life of a building.



II. REHABILITATION GUIDELINES

The following specific guidelines apply to all buildings, whether residential, commercial or institutional.

- Original architectural materials such as brick and stone, wood siding and trim, cast and wrought iron, and sheet metal, should be repaired, restored, and reused whenever possible. Original materials should not be removed or covered. Where necessary, missing or deteriorated materials should be replaced with appropriate recycled or new materials that match the original as closely as possible.
- Existing architectural features that give buildings historic character, including columns, brackets, cornices, decorative brickwork, and terra cotta, should be preserved.
- The addition of inappropriate and out of character features should be avoided.
- Existing architectural elements or portions of the original features should be retained, repaired or replicated.
- If an original detail, such as a cornice, is deteriorated beyond repair or missing, it should be replaced with a newly designed sympathetic in scale, material and proportion to the original one. A simplified design may be used.

II. REHABILITATION GUIDELINES:

A. MASONRY

Masonry is one of the most durable building materials and can last for centuries. Brick, stone, terra cotta, stucco, concrete and mortar are all examples of masonry. Masonry is used primarily for wall surfaces, but is also used for cornices, pediments, and window lintels or sills. The color, texture and patterns of the masonry and mortar joints help define the historic character of a building.

Cleaning

Cleaning masonry should be done by the least damaging method available. The use of detergents and steam cleaners is preferred to the use of chemicals.

Sandblasting or other abrasive methods are not acceptable methods for cleaning, because they destroy brick and shorten the life of buildings.

Sealants

A water repellent coating should not be used unless there is actual water penetration through the masonry itself. Other possible problems such as faulty or missing mortar, poorly functioning gutters and downspouts, or rising groundwater must be investigated first.

If water is penetrating through the masonry to interior surfaces, then only the affected area should be treated, and only after the masonry has been allowed to dry. Painting is a more permanent solution and provides a good measure of waterproofing to masonry walls.

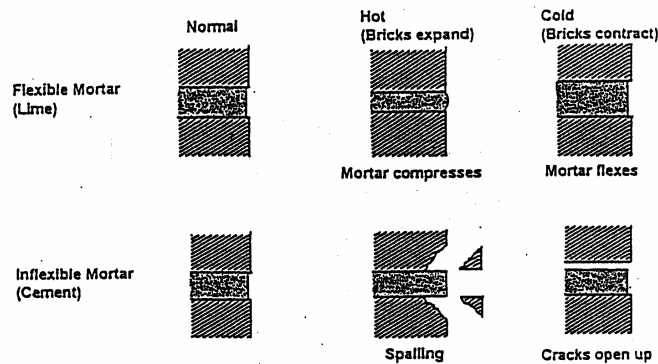
Painting is recommended for buildings in the Historic Districts that have been previously painted. Painting of masonry walls that have never been painted is discouraged. Masonry walls may be painted if extensive repairs have created a patchwork of masonry surfaces and mismatched mortar.

Tuck Pointing

Older, softer bricks require a softer mortar than new bricks. Tuck pointing should be done with a softer mortar, simulating the old lime and sand mortars in appearance and composition. A mixture consisting of one part white masonry cement, two parts lime, and seven to nine parts of the smallest available mesh sand (to match the original sand) is recommended. The use of this mixture will insure that during periods of freezing and thawing, the expansion and contraction characteristics of the brick and mortar will be nearly the same.

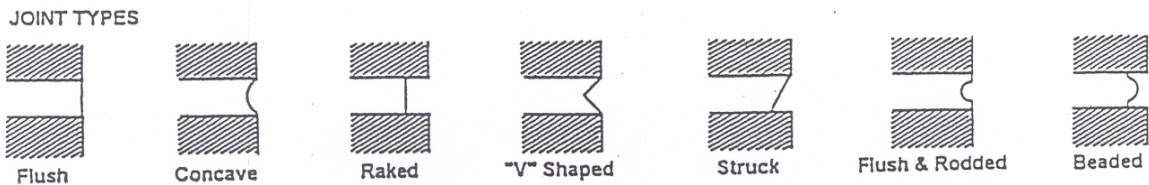
If a hard, modern mortar with a high Portland cement content is used, the softer bricks may suffer irreparable damage freeze/thaw periods. The use of Portland cement may be acceptable

for some buildings constructed in the early twentieth century if the original mortar is Portland cement.

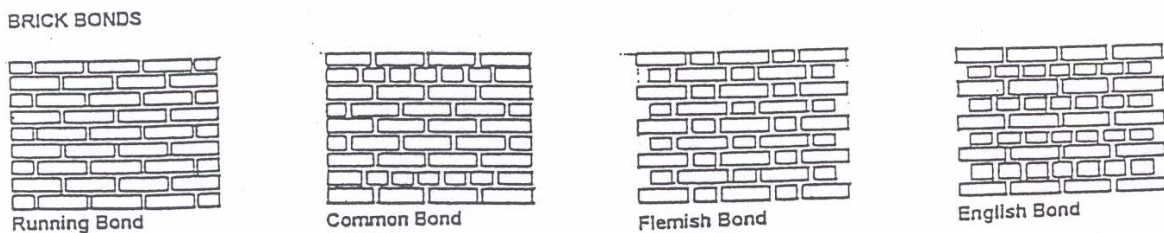


The original type of joint should be matched by the new tuck pointing. In general, the mortar joint should be concave, because it is the best way to bond the mortar to the brick.

The new mortar should be tinted to match the color of the original mortar as closely as possible.



If the brick itself needs replaced, the new brickwork should match the original brick in color, texture, profile, and bond. Brick should not be mixed.



Foundation Walls

The original brick and stone foundation walls should not be altered or concealed. It is inappropriate to cover a foundation with a new stone or brick veneer, rolled asphalt, or stamped metal screen

II. REHABILITATION GUIDELINES:

B. SIDING

Wood is a common building material used for framing and protective siding. Since wood can be easily shaped by sawing, planing and carving, it is also used for a broad range of decorative elements such as cornices, brackets, shutters, columns, porches, doors and windows. For the purpose of these guidelines, siding shall refer to all wood siding, shingles, decorative wooden elements and framing.

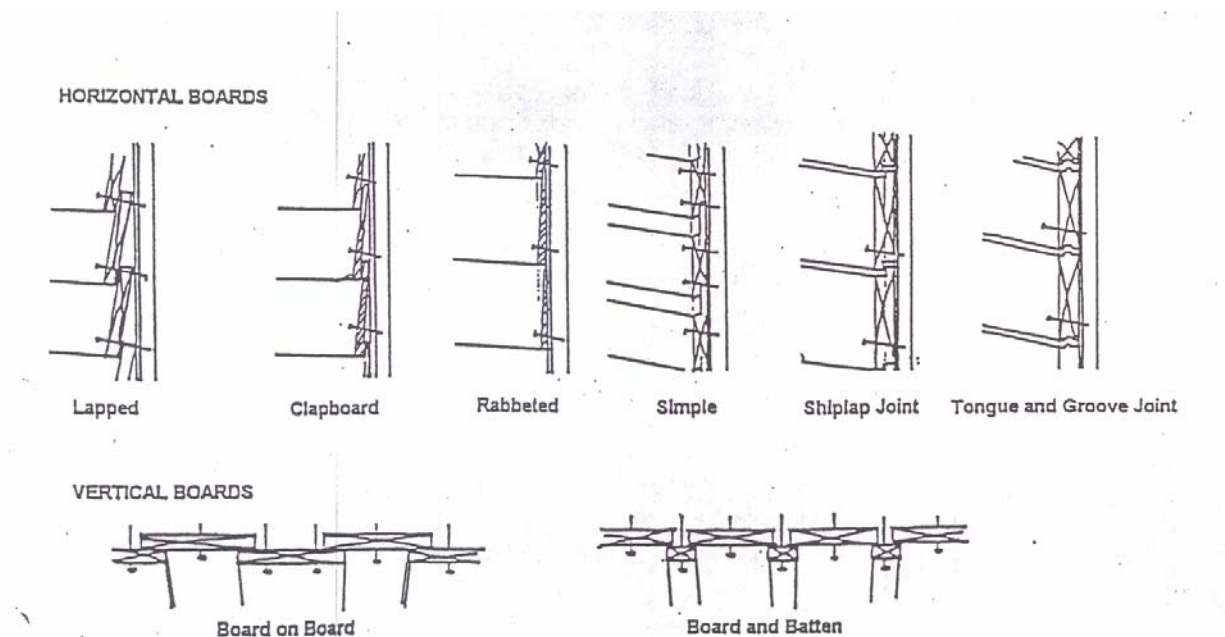
Wood Siding

Complete removal of the wood siding should not be done unless the original siding has deteriorated beyond repair. Removal shall be kept to a minimum.

Wood clapboard siding should be used as the repair or replacement material on the facades of wood frame buildings. The new wood siding should be of the same material, profile, and design as the original siding.

Artificial stone, asbestos, asphalt shingles, and other modern replacement materials should not be used to conceal the original wood siding.

Siding should not be used to cover or replace masonry.



Artificial siding

These design guidelines discourage the use of artificial siding for the following reasons:

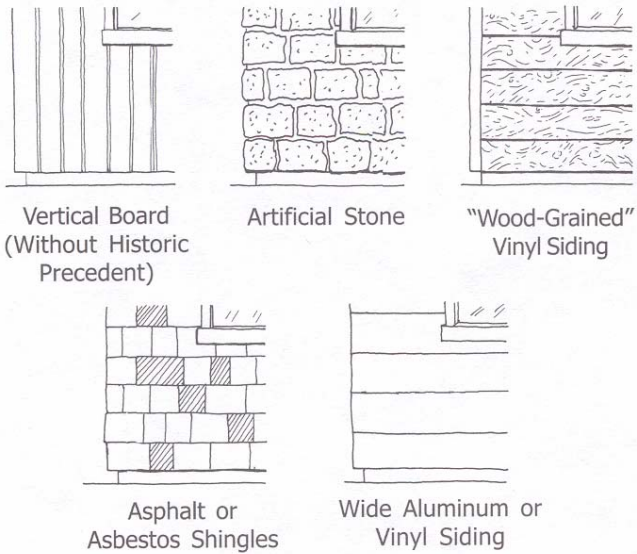
1. It rarely duplicates the appearance of original siding;
2. Aluminum or vinyl siding over wood can trap moisture causing the wood to deteriorate;
3. Colored artificial siding eventually fades and mildews;
4. Vinyl siding has a much lower melting and flash point than wood and can be hazardous;

However, in some circumstances the use of artificial siding may be permitted. When artificial siding is permitted, the following conditions must be met:

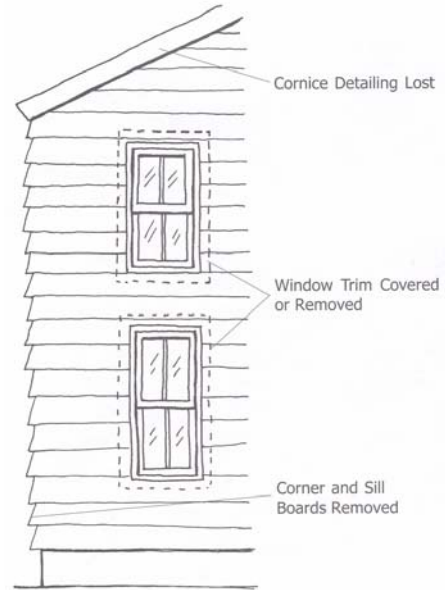
1. All masonry must remain uncovered;
2. The width of artificial siding must have approximately the same width and shape as the original, and generally should be 4" to 6" wide;
3. Frieze and soffit boards must be covered in the same width as the existing;
4. All detailing which is not flush with the siding or surface must bear the same proportion after coverage as before coverage;
5. All decorative porch posts, railings, brackets, cornices and cornice trim must remain uncovered;
6. All exterior facades shingles shall remain and must not be covered or altered;
7. All artificial siding shall run in the same direction as the original siding, which is generally horizontal;
8. Artificial siding shall not be installed over rotted wood: all original siding, trim and fascia, shall be repaired;
9. All artificial siding shall be the original color of the building, if possible; and
10. Corner boards for artificial siding should be the same size as the existing corner boards;
11. All new window and door trim should be the same width as the original trim;
12. Architectural features such as cornices, brackets, window sills, and lintels should not be removed to obscured when resurfacing material is applied;

13. Existing shutters consistent with the style of the building should be returned to their original location after the artificial siding is applied;
14. Siding materials with a stamped or molded design which imitates masonry or wood grain should not be used.

INAPPROPRIATE REPLACEMENT SIDING TYPES

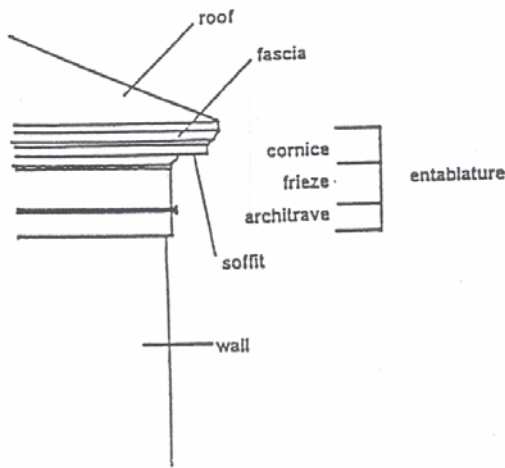


INSTALLATION OF REPLACEMENT SIDING SHOULD NOT OBSCURE OR DAMAGE HISTORIC TRIM



Inappropriate siding installation diminishes historic character.

ROOF-WALL JUNCTIONS



SIDING PATTERNS



Plain Shiplap Tongue and Groove

2. REHABILITATION GUIDELINES

C. ROOFS AND CHIMNEYS

Roofs

The original roof form and pitch should be preserved on primary or readily visible facades.

Original dormers and their decorative elements should be preserved and maintained.

Original roofs should not be raised to allow for additional stories.

Changing the original roof shape or adding features inappropriate to the essential character of the roof, such as oversized dormer windows or gables, is discouraged. Skylights, appropriate dormers, roof decks and roof gardens may be added to rear roof slopes if they are not readily visible from the street. Flush or flat skylights are preferred over raised or bubble lights.

Whenever possible, the original scale and texture of roofing materials should be retained. New roofing should be appropriate to the style and period of the building and neighborhood, and should match the old in composition, size, shape, and texture.

Preserve or replace, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, fish scale shingles, dentils, fascia, eave trim, bargeboards, coping, chimneys, cresting and weather vanes.

Architectural details that will change the character of the roof shape are discouraged. Television antennae, satellite dishes or similar items and mechanical equipment such as air conditioning units should be placed in an inconspicuous location where they will not detract from the character of the building.

Chimneys

Masonry chimneys should not be removed.

Preserve and maintain original chimneys.

The repair and repointing of brick chimneys should be done with brick and mortar that match the original or are compatible with the rest of the structure.

II. REHABILITATION GUIDELINES

D. GUTTERS AND DOWNSPOUTS

Concealed or box gutters should be preserved and repaired whenever possible. If box gutters cannot be repaired, they should be sealed and covered to match the existing roof and replaced with hanging gutters as necessary.

Exposed gutters and downspouts, unless made of copper, should be painted the same color as the house or trim. To prevent the paint from flaking and peeling within a short period of time, new metal gutters or downspouts should be coated with a steel primer before applying the finish coat of paint.

Where hanging gutters are appropriate, they should be half round. New downspouts should be round.

II. REHABILITATION GUIDELINES

E. WINDOWS AND SHUTTERS

Windows

The original pattern of window openings and their shape and configuration should not be altered.

New window openings should not be added to the primary façade or readily visible secondary façades.

Fixed windows, picture windows, and modern metal windows should not be added on primary or readily visible secondary façades.

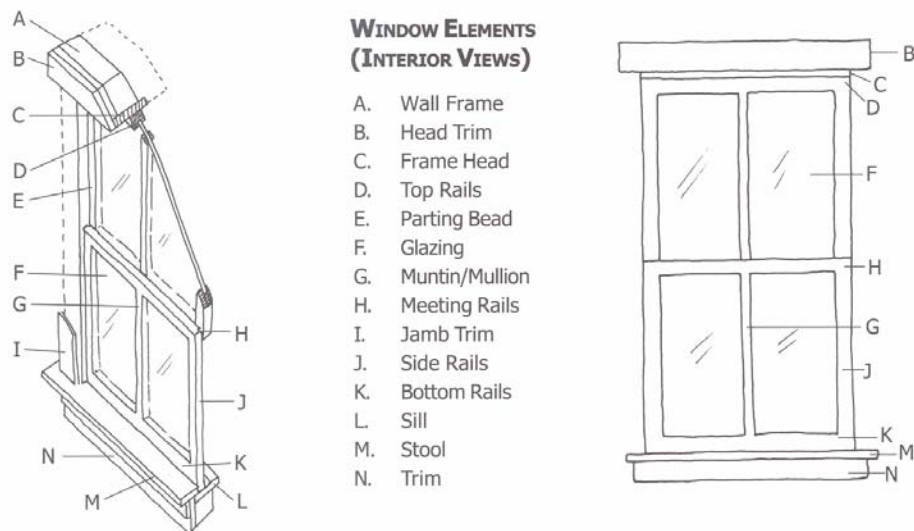
Original windows should be maintained and repaired with matching materials.

Original windows should be replaced only if there has been demonstrable deterioration. When replacement windows are used, they should match the original size, shape and design.

Windows of a style or era different than the house should not be used.

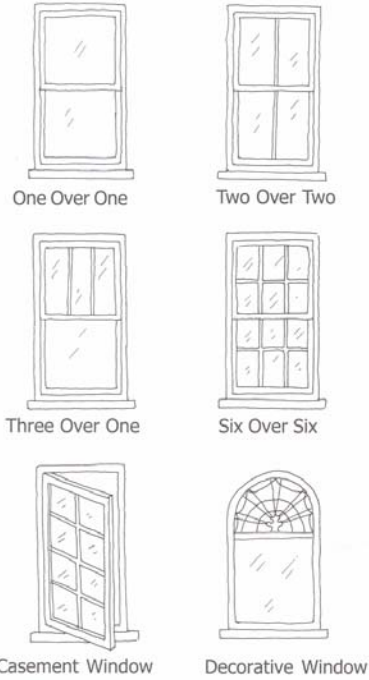
New storm windows should be made of wood or anodized aluminum and be painted appropriate colors to match the surroundings. Storm windows should use the same size divisions as the windows. Interior storm windows are an appropriate option.

When divided lights are appropriate, true divided light should be used. Snap in muntins or grids in between panes of glass that give a false appearance of multi-pane sash should not be used.



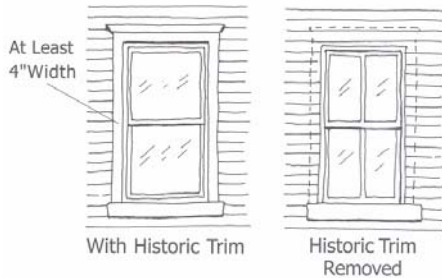
All About Windows

WINDOW TYPES



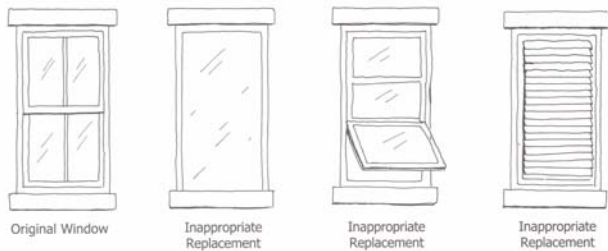
Windows are often described by the number of panes of glass they possess.

TRIM HELPS WINDOWS STAKE THEIR CLAIM



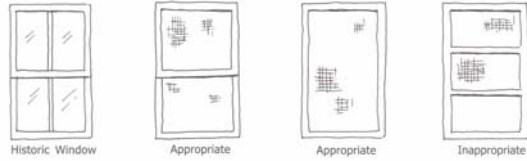
Have you ever seen a window that seems too small for the wall? One reason could be that it lacks sufficient trim. Trim helps visually affix a window within the façade, so that it stands out from the wall plane rather than receding into it.

SASH CONFIGURATION DEFINES HISTORIC WINDOW CHARACTER



Technological limitations, and later aesthetic preferences, determined the types of windows used during different architectural periods. In order to maintain a building's character, replacement windows should match the glazing pattern, size, and technology of the original to the greatest extent possible.

STORM WINDOWS AND SCREENS SHOULD ALIGN WITH SASH



GET THE PROPER FIT

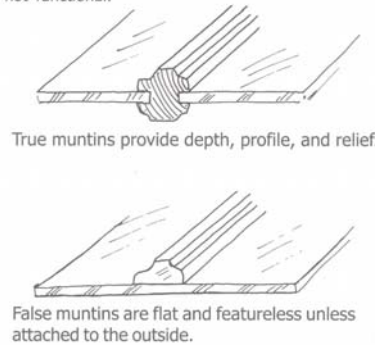
If you must replace a window, make sure it fills the original opening.



Historic windows should not be removed in order to install air conditioning units.

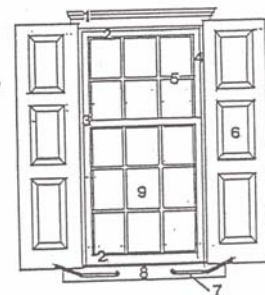
MUNTINS GIVE DEFINITION

True muntins hold individual panes of glass and help define a window's character. False muntins are applied over a large sheet of glass and are imitative, not functional.



ANATOMY OF A SASH WINDOW

1. Architrave trim or surround
2. Rails
3. Meeting rail
4. Stiles
5. Muntins
6. Three-panel shutters
7. Shutter holdbacks
8. Sill
9. Light or Pane



F. Shutters

Original wood shutters should be retained or repaired whenever possible.

New shutters should match the old in materials, composition, size, shape, color and texture.

Shutters that detract from the character and appearance of the building should not be installed. Shutters should be big enough to cover the entire window when closed, and should not over lap when open.

Shutters should not be added to window openings that never had shutters.

HISTORIC SHUTTERS ARE FUNCTIONAL, NOT MERELY ORNAMENTAL



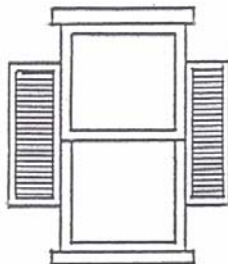
Appropriate



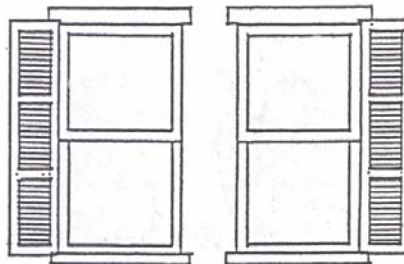
Inappropriate

Historically, people used shutters to regulate light and heat and for security. They were intended to open and close. Make sure that replacement shutters at least appear to be functional and are sized to fit the window.

INAPPROPRIATE SHUTTERS



Shutters too small



Shutters do not cover entire window when closed

II. REHABILITATION GUIDELINES

G. DOOR

Doors are also one of the distinctive features of a building. Whenever possible, the building's original doors, trim, and hardware should be retained and repaired. Replacement of original doors should only be done in cases of significant deterioration.

If a new door is required, the size, proportion, shape and number of panels of the original door should be duplicated as closely as possible. New doors should have materials and hardware that match the original.

Door openings should not be reduced, enlarged, or filled in, especially on facades facing the street.

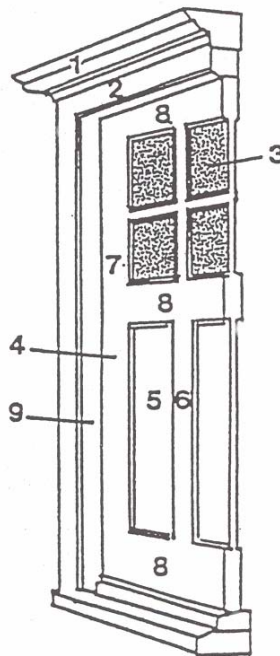
Original transoms should be retained.

It is acceptable to replace an original door on a primary façade with an original door from a rear or secondary facade if it matches the original door in size, proportion and shape.

The use of screen, security, or storm doors on primary entrances is acceptable and appropriate as long as the design allows for visibility of the original door. Screen doors with wood framing members and large screened areas are most appropriate. Storm doors should be of wood or anodized aluminum and painted colors appropriate to the surroundings.

ANATOMY OF A DOOR

1. Decorative Crown
2. Casing
3. Glazing
4. Door
5. Panel
6. Muntin
7. Stile
8. Rail
9. Jamb



2. REHABILITATION GUIDELINES

H. PORCHES AND DECKS

An original porch should not be removed from its original location. The removal of a porch from its original location of a house is inappropriate and results in the loss of the building's integrity.

Porches and additions reflecting later architectural styles are often important to the building's historical integrity and should be retained.

Original porch elements such as columns, floors, and rails should not be removed or concealed.

Porch elements that have become deteriorated should be repaired rather than replaced. When the severity of deterioration requires replacement, the new element should match the original in design, color, texture, and where possible, materials.

Original wood floor should not be replaced with concrete.

Porches located on primary facades should not be enclosed to create interior living space. Porches on secondary facades may be enclosed with screen or glass set behind the original columns.

Porch reconstruction may be allowed, if there is architectural or documented historical evidence that supports the previous existence of a porch. The detailing of the elements of the reconstructed porch, including roof, posts, railings, and trim should be compatible with the existing building.

Porches and decks may be added to the rear facades as long as they are not easily visible from the street.



II. REHABILITATION GUIDELINES

I. SITE FEATURES

Landscaping

Whenever possible, existing walkways or garden ornaments from the period of the house should be retained or repaired. Landscaping compatible with the architecture is encouraged. Planting and garden elements not compatible with the historic landscape patterns of the neighborhood should not be placed in the front or readily visible side yards.

Ground Surfaces

Ground surfaces such as paving, ground cover planting, terraces, etc., should be compatible with the existing adjacent sites, existing site conditions and the historic character of the building.

The use of ground surfaces that vary significantly from the surrounding conditions, that do not fit the site configuration, or that detract from the character of the building is discouraged. In Nicholasville's residential districts, lawns are encouraged whenever possible. Front yards that have extensive areas of paving and walks with little grass or ground cover should be avoided, especially where the surrounding sites have large areas of grass or groundcover.

Tree Planting

In many instances, large trees on private property along the streets or sidewalks contribute to the "avenue" effect of streets in the local historic district. The continuation of this precedent is encouraged. Periodic maintenance carried out to insure the proper height and appearance of the landscaping.

Retain and protect mature shade trees. If a mature tree must be removed, the stump should be cut at ground level and removed.

Fences/Walls

Preserve and maintain historic fence and/or wall materials and design. New retaining walls should be of brick or stone.

Chain link fences are discouraged in visible locations. Split rail and stockade fences should not be used.

Concrete or concrete block walls are discouraged. Incompatible walls and fences should be removed where possible.



NOTE: PERIOD MAGAZINES AND GARDEN BOOKS ARE GOOD SOURCES FOR COMPATIBLE LANDSCAPE TREATMENTS FROM HISTORIC PERIODS.

II. RAHABILITATION GUIDELINES

J. LIGHTING AND AIR CONDITIONING UNITS

Lighting

Exterior lighting should be compatible with the overall design of the building. Lighting fixtures that are compatible with the existing style, scale and design of the original building and character of the surrounding area should be selected.

Imitation historic lighting fixtures that are not authentic in their design should be avoided. Harsh and colored light sources should be avoided. Lighting fixtures and levels of light should not detract from the building and its surroundings.

The use of lighting contemporary to the period of the neighborhood is encouraged. Authentic re-creations and restored lighting fixtures are also encouraged.

HVAC and Air Conditioning Units

The installation of window air conditioning units should not result in the removal or replacement of original window sash or the alteration of the original window sash or surroundings.

Exterior HVAC units should be installed at the rear facades or non-visible areas of secondary facades.

All readily visible exterior HVAC units that are located at grade should be screened with wood or brick fencing and/or landscaping.

II. REHABILITATION GUIDELINES

K. AWNINGS

Canvas is an appropriate awning material for pre-1940 residences and may be used on primary and visible secondary facades.

Existing canvas awnings should be retained and repaired whenever possible.

Although installation of canvas canopies and awnings is encouraged on both commercial and residential buildings, they should not obscure significant architectural features or require their removal.

The application of metal awnings, vinyl awnings, and other similar materials is discouraged.



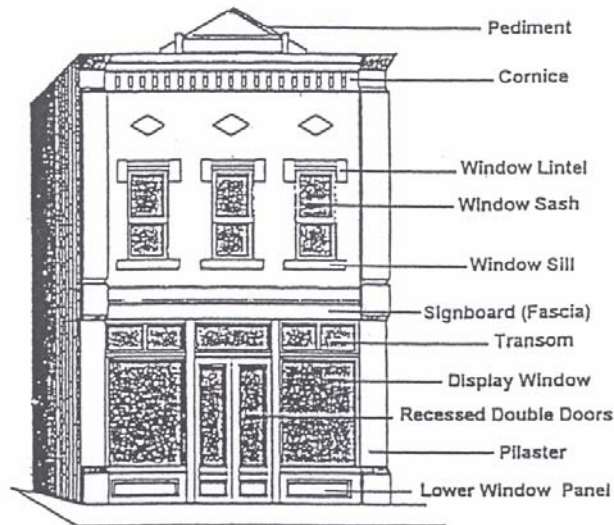
II. REHABILITATION GUIDELINES

L. STOREFRONTS

The traditional storefront of Nicholasville's downtown share the same basic components although the size, shape, style, materials, and details may vary according to the era in which the building was completed.

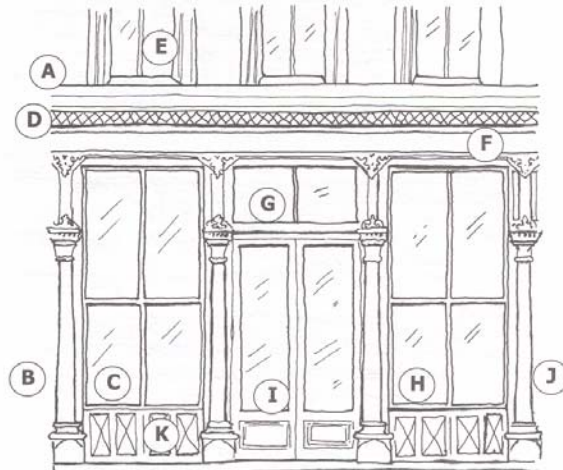
- Traditionally, commercial buildings have a well-defined opening that is usually exclusively confined to the first floor of the building. Storefronts should not be enlarged to encompass additional floors, unless it can be determined that it was the original design of the building.
- Piers or columns that divide the storefront into bays, and lintels or cornices that separate the storefront from the upper floors should not be covered or removed.
- Windows should not be filled in and the existing sill height should be maintained.
- Original transoms, window configurations, and ornamentation should be retained and repaired whenever possible, or replaced with similar materials as needed. Where no original materials or detailing remains, new work should be compatible with the original character of the building.
- Storefronts should be located in the plane of the front façade. Storefronts which have major projections beyond the front façade of the building are not appropriate and should be avoided.
- Storefronts that are not original but have their own unique or historic character or design should be retained and repaired.
- In the event the original storefront has been removed or irreparably damaged, a new front consistent with the architectural style of the overall structure and surrounding buildings should be constructed.
- When designing the new storefronts, scale, materials, proportion, color, and number and size of window openings, should all be considered.
- Inappropriate historical facades should also be avoided. For example, detailing such as coach lanterns, colonial doors, storefront shutters, and small windowpanes should be avoided on commercial buildings from the Victorian era.
- Materials and design elements, such as mansard roofs with wooden shingles, rough textured wood siding, fake bricks or stone, are not appropriate materials for commercial storefronts and should be avoided.

- Storefront glass should be clear. Mirrored glass should not be used.
- Appropriate materials should be selected to repair and replace storefronts. Materials such as vinyl and aluminum siding are not appropriate. Where aluminum window frames are used to replace those that were originally wood, the exterior frames should be anodized aluminum and painted to complement the surroundings.
- The proportions of the elements of the storefront should be appropriate to the overall design of the building as well as the original storefront. Proportions of the storefront cornice, the window elements and door openings are all important considerations, and these individual elements were often constructed of similar proportions. Alterations to the original architecture should not be made to “improve” the original design of the building.
- Storefronts should not be placed on buildings or portions of buildings that were not originally designed as commercial buildings.
- When a building sign is used in the storefront, it should not be an appendage, but an integral part of the overall design. Signs on the storefront cornice or painted on windows should be used. (See Section L: “Signs” for more information.)



About Storefronts

NINETEENTH-CENTURY STOREFRONT



STOREFRONT ELEMENTS

- A. Upper Facade
- B. Lower Facade
- C. Storefront
- D. Cornice
- E. Upper-Floor Window
- F. Sign Band
- G. Transom
- H. Display Window
- I. Entry
- J. Piers
- K. Bulkhead

TWENTIETH-CENTURY STOREFRONT



REPETITION CREATES STREETSCAPE RHYTHM



Regular and repeated placement of storefronts, piers, and upper-level windows combine to create streetscape rhythm.



Unsympathetic window and storefront alterations can disrupt this rhythm.

EMPHASIZE TRANSPARENCY

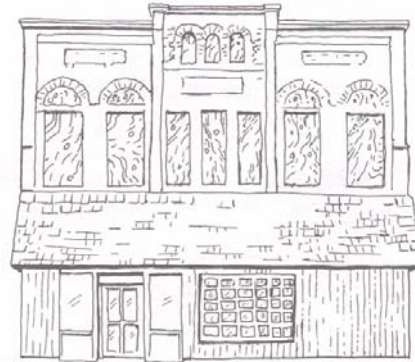


Historically, storefronts used expansive plate-glass windows to advertise goods to passersby.



Inappropriate infill reduces a storefront's transparency, diminishing its historic character.

ALTERATIONS DISGUISE CHARACTER



Selective removal of later, inappropriate additions, such as those seen above, and replacement with historically-compatible materials can do much to revitalize storefronts.

II. REHABILITATION GUIDELINES

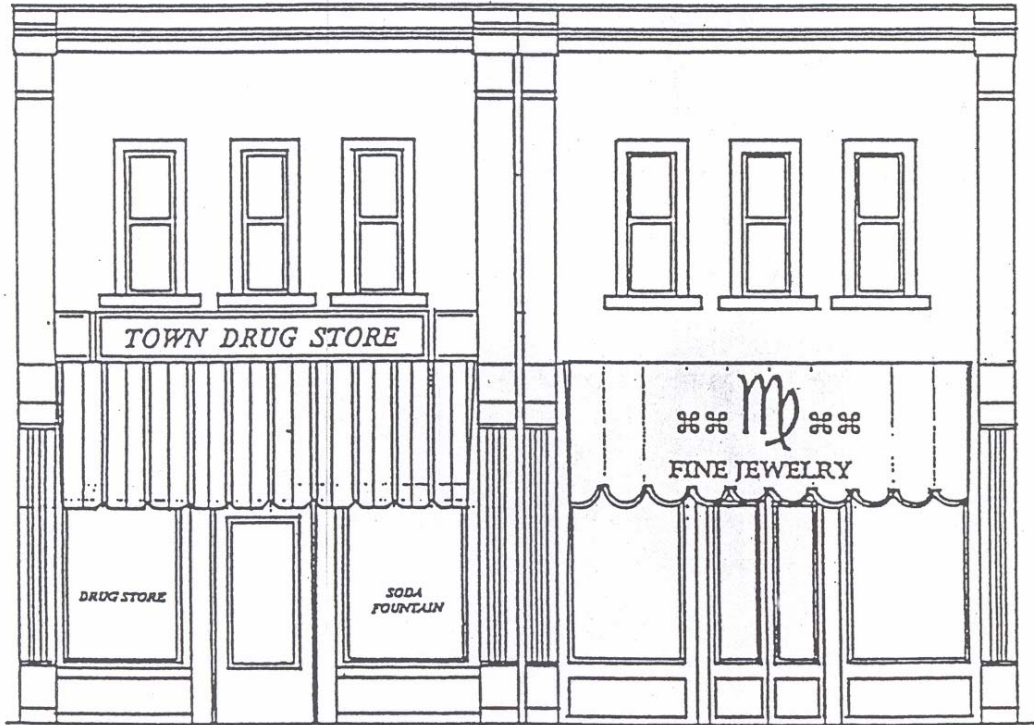
M. SIGNS

Signs should be compatible with the district and complement the architecture of the building to which they are attached. The design of signs should capitalize on the special character of the area and reflect the nature of the businesses identified. Inappropriate and extraneous signs should be removed. New or altered signs should meet the following guidelines.

Design

- The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- The number of graphic elements on a sign shall be held to a minimum needed to convey the sign's major message, generally the name of the company or business and any identifying logo or symbol, and shall be composed in proportion to the area of the sign face. Each sign face shall be compatible with signs on adjoining premises and shall not compete for attention. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.
- Standardized signs, including plastic, internally illuminated signs, that advertise brand name products not exclusively available in addition to the business name shall not be permitted.
- Awnings on commercial structures may incorporate signs on the valance or front face of the awning. Signs on awnings shall conform to the criteria for all other signs. Backlighting or internally illuminating awnings is discouraged.
- Signs should not detract from the architecture of the building or cover architectural details.
- Signs should be utilized in historically traditional locations, for example, on storefront belt courses, on flat surfaces of the building, or painted on glass windows.
- Historic signs or signs painted on masonry walls that identify the original or early use of a building should be retained and refurbished whenever possible.
- Obsolete signs and unused sign supports should be removed.
- Lighted signs inside windows that show through glass windows are discouraged.
- New rooftop signs and signs which extend above the roofline of a building or above the windowsill line of the second floor of buildings are not permitted.

- Signs should be scaled in proportion to the building they identify. Signs should not exceed one (1) square foot of sign area per lineal foot of building width nor in any case be larger than a maximum of thirty-two (32) square feet in area. Provided that buildings that have more that 32 square feet of building frontage along the street to which the sign is oriented may be permitted one (1) additional square foot of sign area per each lineal foot of building over 32 feet. Permanent signs in windows should not exceed twenty (20) percent of the total window area.



SIGN SEPARATE FROM AWNING

SIGN/AWNING COMBINATION



SIGN TYPES AND POSITIONS

- A. Cornice Sign
- B. Upper-Floor Window Sign
- C. Transom Sign
- D. Hanging Sign
- E. Awning Sign
- F. Lower Display Window Sign
- G. Central Display Window Sign
- H. Glazed Door Sign
- I. Wall Sign for Upper-Floor Tenants

PEDESTRIAN-ORIENTED



More About Signs

Sign design greatly impacts the character of a streetscape. Positioning signs along cornice lines and on storefronts results in an uncluttered appearance. Historically, signs were geared to pedestrian foot traffic, so they could be small and effective.

OVER-SCALED SIGNS



As automobile traffic increased, signs became larger to attract the attention of passing motorists. Today, these large signs often obscure and overwhelm architectural details in historic commercial districts.

III. NEW CONSTRUCTION: INFILL

The following eight (8) criteria are all important in considering whether new construction proposed for the historic areas is compatible.

When new construction is being considered, the architect/builder should understand the context for new buildings or building additions in a Historic District. “Context” refers to the overall appearance and the general form of the surrounding structures. The height, details, setbacks, lot width, window shape and placement, door placement, general rhythm, and predominant materials should be considered during the design of an infill building.

1. Height and Width

The overall height of a new construction should relate to that of adjacent structures. As a general rule, new buildings should be at the same height as the average height of existing adjacent buildings. New construction that greatly varies in height (too high or too low) from older buildings in the vicinity should be avoided.

Usually, the width of the new site is predetermined by the original lot size. The width of a new building should continue to maintain the established rhythm of the block. If the lot is larger than twenty-five feet, the mass of the facade should be broken into smaller bays similar in size to the existing buildings.



2. Massing

The complexity of the form and shape of new buildings should be compatible with existing adjacent buildings. New buildings in areas where simpler forms are common, such as an area where there is a concentration of Federal and Greek Revival style buildings, should reflect the simplicity of the surrounding buildings.

Varied masses are not appropriate in areas where more complex building styles, such as Queen Anne, predominate. New buildings should not vary significantly from the characteristics of the historic area.

Single, monolithic or box-like facades that are not relieved by variations in massing should be avoided. Box-like facades and forms are intrusive when placed among older buildings that have varied massing and façade articulation.

FITTING IN

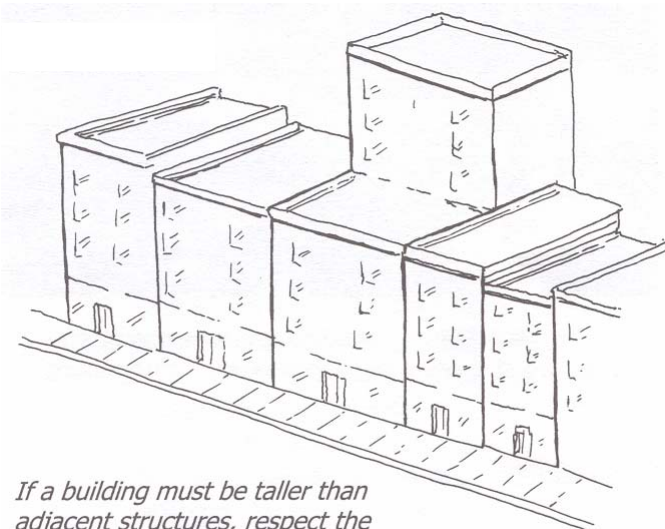


Buildings that are too tall and narrow or too low and expansive for their surroundings disrupt the streetscape. Carefully assess existing conditions around a lot before planning a new design.

3. Directional Expression

The vertical, horizontal, or nondirectional character of new buildings should relate to the predominate directional expression of nearby buildings. Horizontal buildings can be made to relate more to the more vertical adjacent structures by breaking the façade into smaller masses that conform to the primary expression of the streetscape.

Strongly horizontal or vertical façade expressions, unless compatible with the character of structures in the immediate area, should not be used.



If a building must be taller than adjacent structures, respect the block's cornice line by setting-back upper stories

4. Scale

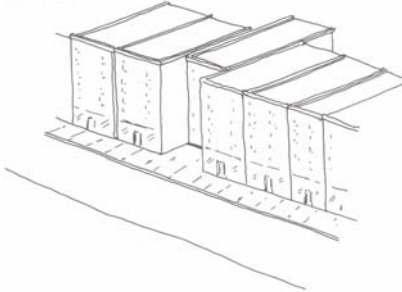
The size and proportion of new structures should maintain the same scale and rhythm as the existing buildings.

Buildings that violate the height, width, or mass of the existing scale and rhythm of the area are discouraged.

5. Setback

The historic façade lines of streetscapes should be maintained. This can be

LINE UP



accomplished by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If existing setbacks vary, new buildings should conform to historic siting patterns.

Violating the existing setback pattern by placing new buildings in front of or behind the historic façade line is to be avoided. Avoid placing a building at odd angles to the street, unless it is

Where buildings are built to the property line, infill construction should also be built-out.



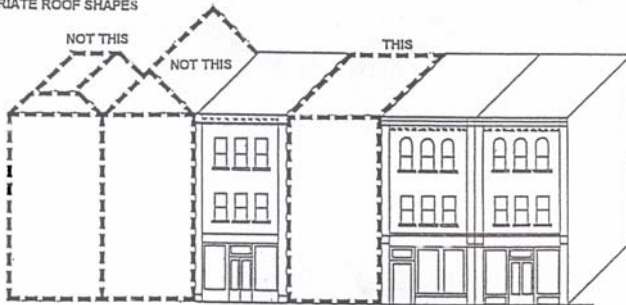
NEW FACADE CONTINUES THE EXISTING SERIES OF BAYS



FACADES ARE NOT SET BACK FROM THE SIDEWALK

to be relocated in an area where diverse siting already exists.

APPROPRIATE ROOF SHAPES



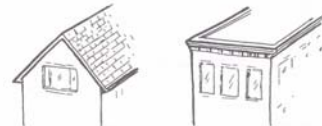
Roof Shapes

The roof forms of the new buildings should relate to others found in the historic District. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making a new structure more visually compatible with its surroundings.

The introduction of shapes, pitches, or materials not

ROOF FORMS CONVEY ARCHITECTURAL CHARACTER

6.



Gable



Flat



Hipped



Mansard



Gambrel



Complex

MATERIALS EXHIBIT A RANGE OF TEXTURES



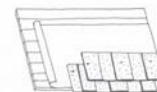
Slate



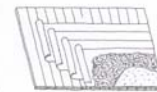
Metal



Tile



Dimensional Shingle



Built-Up

traditionally used in the area is discouraged.

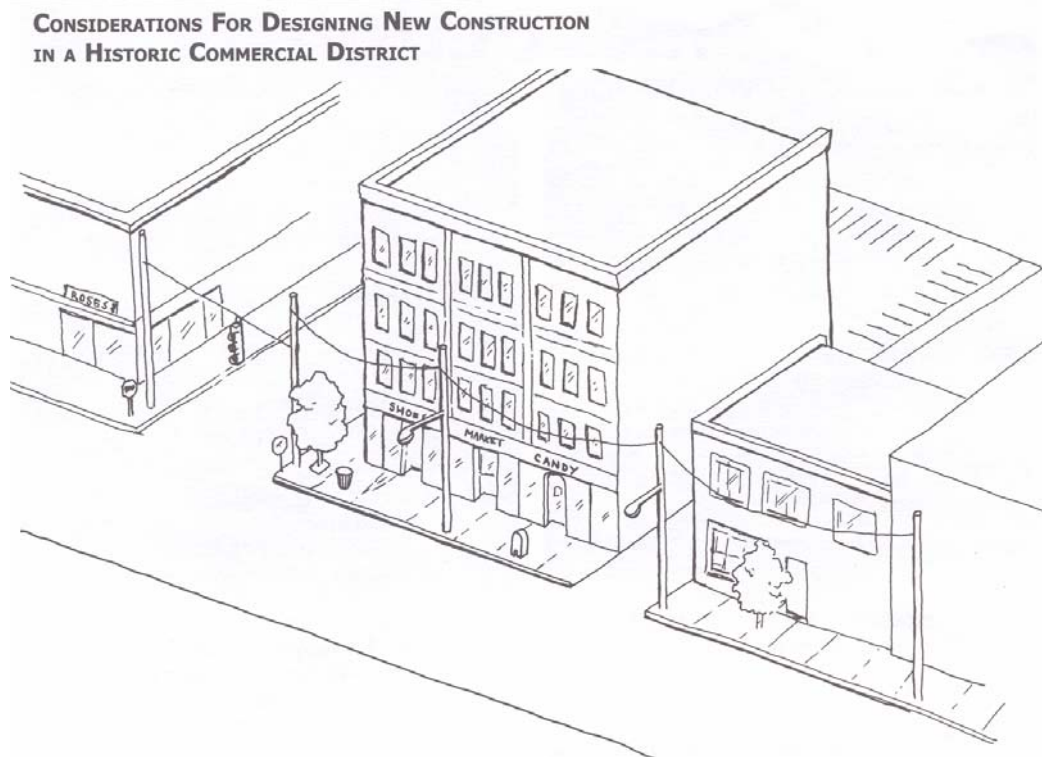
7. Rhythm of Openings

The recurrent alteration of wall areas with door and window elements in the façade should be maintained. Also consider the width to height ratio of bays in the façade. The placement of openings with respect to the façade's overall composition, symmetry, or balanced asymmetry should be carefully studied.

Incompatible façade patterns that upset the rhythm of openings established in surrounding structures should not be introduced. Glass walls, or window and door shaped that are inappropriate to the adjoining buildings should be avoided.

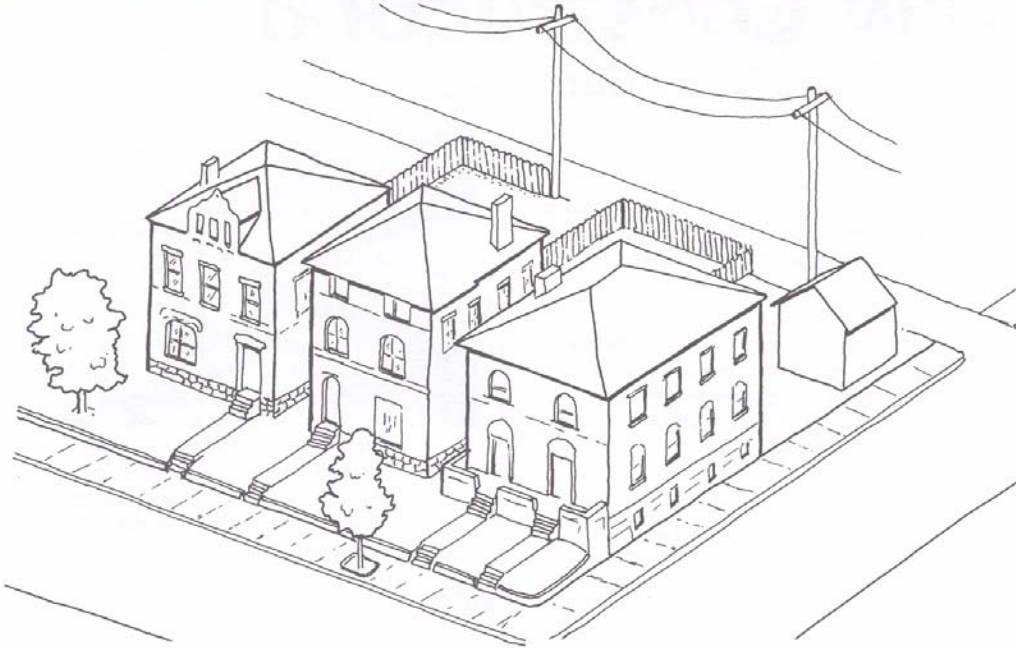
8. Materials and Texture

The selection of materials and texture for a new building should relate to the materials and textures in the used



- Do buildings in that location have a consistent setback from the street?
- Do buildings share a consistent height, cornice line, or roof form?
- Are existing buildings vertical or horizontal in character?
- How do buildings relate to one another? Are they joined together or regularly spaced?
- What building materials or design features do existing buildings have in common?
- How will construction affect existing pedestrian and vehicular circulation patterns—streetscape issues and parking?

CONSIDERATIONS FOR DESIGNING NEW CONSTRUCTION IN A HISTORIC RESIDENTIAL DISTRICT



- Do buildings in that location have a consistent setback from the street?
- Do buildings share a consistent height, cornice line, or roof form?
- Are existing buildings vertical or horizontal in character?
- How do buildings relate to one another? What is the spacing between them?
- What building materials or design features do existing buildings have in common?
- How will construction affect existing pedestrian and vehicular circulation patterns, streetscape issues, and parking?

FACADE ORGANIZATION

FITTING IN

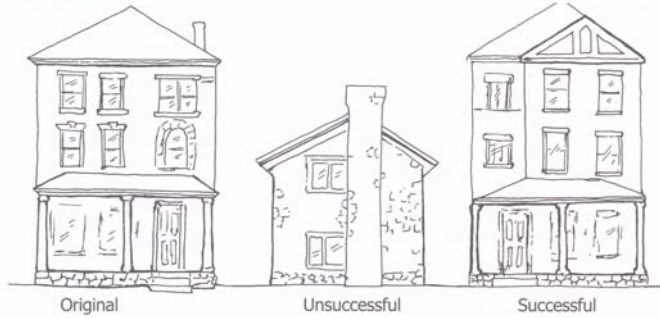


Too Low and Horizontal



Too Tall and Vertical

Buildings that are too tall and narrow or too low and expansive for their surroundings disrupt the streetscape. Carefully assess existing conditions around a lot before planning a new design.



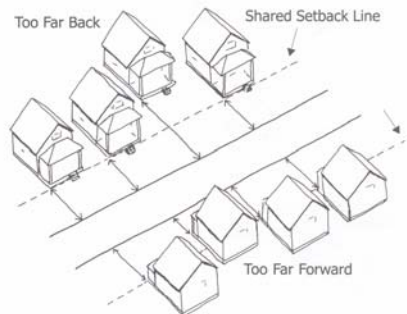
Original

Unsuccessful

Successful

Look to see how windows, doors, porches, and roofing create a pattern that unites buildings along a given block. Then, design a building that extends that pattern.

LINE UP—SETBACKS ESTABLISH BLOCK CONTINUITY

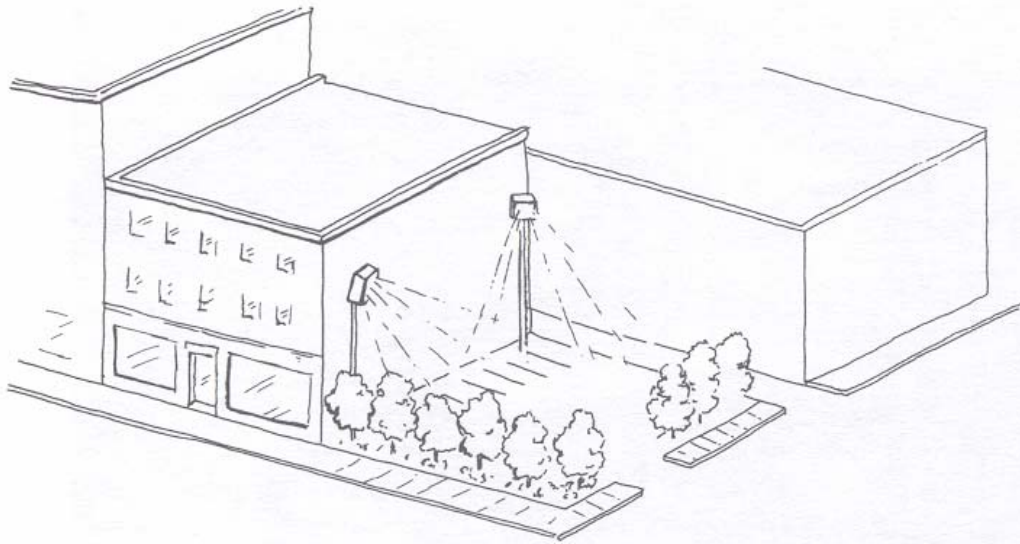


surrounding area and on existing adjacent buildings. In areas where certain materials and textures such as brick or fish scale shingles are consistently used, the continued use of those materials or similar, compatible materials on new construction is encouraged.

About Parking Development

PARKING CONSIDERATIONS

Historic buildings should never be demolished for parking lots.



Parking lots developed on vacant land should:

- be accessed off secondary streets and alleys;
- allocate space for plantings;
- have restrained lighting; and
- include street trees, fencing, colonnades, or other elements to maintain the building line.

IV. DEMOLITION AND RELOCATION

Relocation

A building or structure in a historic district should not be moved or relocated outside of the district if the building or structure is to retain its architectural and historical integrity.

Relocation negatively affects a district and should be avoided. The only exceptions should be in a situation where it is necessary for public welfare.

Buildings that are moved to another location in the district should be compatible with adjacent buildings in style, height, scale, materials, setback, and should be similar in site and setting.

Demolition

Demolition may only be approved if one or more of the following conditions are met:

- Where public safety and welfare requires the removal of a building or structure.
- Where economic hardship has been demonstrated, proven, and accepted by the Historic District Commission.
- Where the structural instability or deterioration of a property is demonstrated through a report by a certified structural engineer or registered architect. Such a report must detail clearly the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report there should be a separate report that details future action on the site.
- Where buildings have lost their original architectural integrity and no longer contribute to the character of a district, but not through neglect or abandonment.

V. DEFINITIONS

ADDITION- New construction attached to an existing structure

ALTERATION- Any construction, replacement or change to the exterior of a building or structure when it is visible to the public. An alteration shall include a proposed sign or changes to an existing sign. Painting or ordinary maintenance and repairs shall not be considered alterations.

APPROPRIATE- Meaning especially suitable, compatible, or fitting. Changes to historic properties are evaluated for “appropriateness” during the design review process.

APPURTENANCES- The visible, functional objects accessory to and part of buildings.

ARCH- A curved or pointed opening in a wall, usually masonry, supported in either end by piers or pillars and spanning a passageway or open area, such as a door or window.

ARCHITECTURAL FEATURE- A prominent or significant part of a building, structure or site.

ARCHITECTURAL STYLE- The characteristics form and detail of buildings of a historic period.

BALUSTER- A spindle or post supporting the railing of a balustrade.

BALUSTRADE- An entire railing system with top rail and balusters.

BARGEBOARD- A decoratively carved board attached to the projecting edges of the rafters under a gable roof. Also called a vergeboard.

BAY- The regular division of the façade of a building, usually defined by windows, doors, pilasters, or other vertical elements.

BAY WINDOW- a window in a wall that projects at an angle.

Commission- The Nicholasville Historic Preservation Commission

BOND- The pattern in which bricks are laid to increase the strength of the wall or to enhance the design.

BRACKET- A small carved or swan wooden projecting element which supports a horizontal member such as a cornice or window or door hood.

BUILDING- Any structure designed or constructed for residential, commercial, industrial, agricultural or other use.

CAPITAL- The upper portion of a column or pilaster.

CERTIFICATE OF APPROPRIATENESS- The permit, issued by the Historic District Commission, which gives its approval for work or demolition to be done in a historic district or on a landmark.

CERRIFIED LOCAL GOVERNMENT- A government meeting the requirements of the National Historic Preservation Act and the implementing or regulations of the I.S. Department of the Interior and the Kentucky Heritage Council.

CHARACTER- The qualities and attributions of any structure, site, or district which separate and distinguish the individual from its context.

CHARACTERISTIC- A quality or aspect of an element, component, structure, site, street, or district which distinguishes individual elements, structures, sites, streets and districts from their context.

CLAPBOARD- Siding consisting of overlapping, narrow horizontal boards, usually thicker at one edge than the other.

CLASSICAL- Pertaining to the architecture of Greece and Rome, or to the styles inspired by this architecture.

COLUMN- A vertical support, usually supporting a member above.

City COMMISSION- The Nicholasville Board of Commissioners

COMPATIBILITY- Harmony in the appearance of two or more external design features in the same vicinity.

COMPONENT- Part of a building, site or structure, also see “elements”.

CONFIGURATION- The arrangement of elements or components on a building or site which help to describe the character of a structure, site, street or district.

CONSERVATION- The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

CONSTRUCTION- The act of placing an addition on an existing structure or the erection of a new principal or accessory structure on a lot or property.

CONTEMPORARY- Marked by characteristics of the current period. Distinguished from “historic” and “imitation historic” by characteristics which illustrate that an element, component, structure or site feature is constructed in the present time rather than some period of the past. Structures and site features of compatible contemporary design are recommended in the guidelines.

CONTEXT- The setting in which a historic element, site, structure, street or district exists.

COPING- A cap or covering to a wall, either flat or sloping, which sheds water.

CORNERBOARD- A vertical strip of wood placed at the corners of a frame building.

CORNICE- A projecting molding at the top of a wall surface, usually found below the eaves of a roof.

CRESTING- A decorative ridge for a roof, usually constructed of ornamental metal.

CUPOLA- A domed roof set on a circular base, often set on the ridge of a roof.

DEMOLITION- any act that destroys in whole or in part a landmark or building in a historic district.

DENTIL- small square blocks closely spaced to decorate a cornice.

DESIGN GUIDELINE- A standard of appropriate activity that will preserve the historic and architectural character of a structure or area.

DESIGNATED PROPERTY- A landmark or building or structure in a historic district. Designated property shall include all lots within a historic district and the entire lot containing the landmark.

DORMER- A small window with its own roof that projects from a sloping roof.

DOUBLE HUNG WINDOW- A window with two sashes, one sliding vertically over the other.

DOWNSPOUTS- A pipe which directs rain water from the roof to the ground.

EAVE- The edge of the roof that projects beyond the face of a wall.

ELEMENT- A material, part, or detail of a site, structure, street or district.

FACADE- The face or front of a building

HISTORIC DISTRICT- An area of architectural, historical, or cultural significance which meets one or more of the criteria contained in Section 6 of Ordinance No. 1479 of the Nicholasville Zoning Ordinance and which has been designated by the City of Nicholasville.

“IMITATION HISTORIC”- elements and components not of the same style or period as the existing building and create a misleading or false historic appearance. “Imitation Historic” can also be elements or components of the same period or style as the building, but for which there is no documentation that these elements ever existed on a given historical building or site.

INFILL- A type of construction which “fills in” vacancies found in sites, streets, and districts created by earlier demolition of historic buildings. Infill describes the insertion of new components and structures into vacancies.

LANDMARK- A building or structure of architectural, historical, cultural significance which meets one or more of the criteria contained in Section 6 of Ordinance No. 1479 and which has been designated by the City of Nicholasville.

LANDSCAPE- Site features including topography, transportation patterns, vegetation, etc. A landscape may be an important historic property for communication contexts.

LINTEL- The horizontal top member of a window, door, or other opening.

LOCAL HISTORIC DISTRICT- An area, neighborhood, or place which is identified as a historic resource significant to the area, city or county. Historic districts are designated by the City council through a designation process specified in Ordinance No. 1479 of the Nicholasville Zoning Ordinance.

LOCAL HISTORIC LANDMARK- A building, structure, object or site is identified as a historic resource significant to the area, city or county. Historic landmarks are designated by the City council through a designation process specified in Ordinance No. 1479 of the Nicholasville Zoning Ordinance.

MUNTIN- The strip of wood separating the lights or panes of glass in a window.

MUST- Required or commanded by ordinance.

NEW CONSTRUCTION- An addition to an existing building or structure or the construction of a new building or structure.

OBSCURED- Covered or hidden from view. Historic elements, sites and structures may be obscured by new construction or public improvements in historic areas.

ORDINARY MAINTENANCE AND REPAIRS- Any work, the purpose of which is to correct deterioration or to prevent deterioration of a designated historic property. The work shall restore the property to its appearance prior to deterioration or shall result in the protection of its present appearance. The work shall involve the use of the same building materials or available materials that era as close as possible to the original. Work that changes the external appearance of a property shall be considered an alteration for purpose of Ordinance no. 1479.

PARAPET- A low wall that rises above a roof line, terrace, or porch.

PEDIMENT- The triangular space forming the end of a roof in classical architecture, or the triangular cap over a window or door.

PIER- An upright structure of masonry which serves as a principle support.

PILASTER- A square pillar attached to, but projecting from a wall. Pilasters often resemble classical columns.

PITCH- The degree of a slope on a roof.

PLANT MATERIALS- Trees, shrubs, vines, groundcovers, grass, perennials, annuals, and bulbs.

PRESERVATION- Retaining the historic integrity of a building, site or structure through reconstruction, restoration, rehabilitation, adaptive use or compatible design.

PROPORTION- balanced relationship of parts of a building, landscape, structures, or building to each other.

RECONSTRUCTION- Reproducing by new construction the exact form and detail of a vanished structure, or part therefore. As it appeared at a specific period of time.

REHABILITATION- To restore a building or structure to a good condition for a new purpose. The activity involves the retention and repair of historic elements.

REMOVAL- A relocation of a structure to another position on the same site or to another site.

RESTORATION- To return a building, structure, or site to its original condition.

RE-USE- Use again

RHYTHM- Relationship of solid elements to open spaces in a streetscape or a building façade.

RIDGE- The top horizontal member of a roof where sloping surfaces meet.

RISER- The vertical face of a stair step.

ROOFSCAPE- The physical appearance of a roof: roof shape, forms, materials, pitch chimneys, bays, skylights, and other roof elements.

SASH- The moveable framework holding the glass in a window or door.

SCALE- Proportional relationship of the size of elements in a building to one another and to the human figure.

SCREENING- Use of vegetation or fences to conceal an area from view.

SETTING- The time, period and physical environment reflected by historic elements, sites, structures, streets and districts.

SHALL- Must or what is mandatory.

SHOULD- What is expected or suggested, but what is not mandatory.

SIDING- The exterior wall covering of a structure.

SIGNIFICANT- Having important meaning to an element, site, structure, street or district; important to the historic context of Nicholasville.

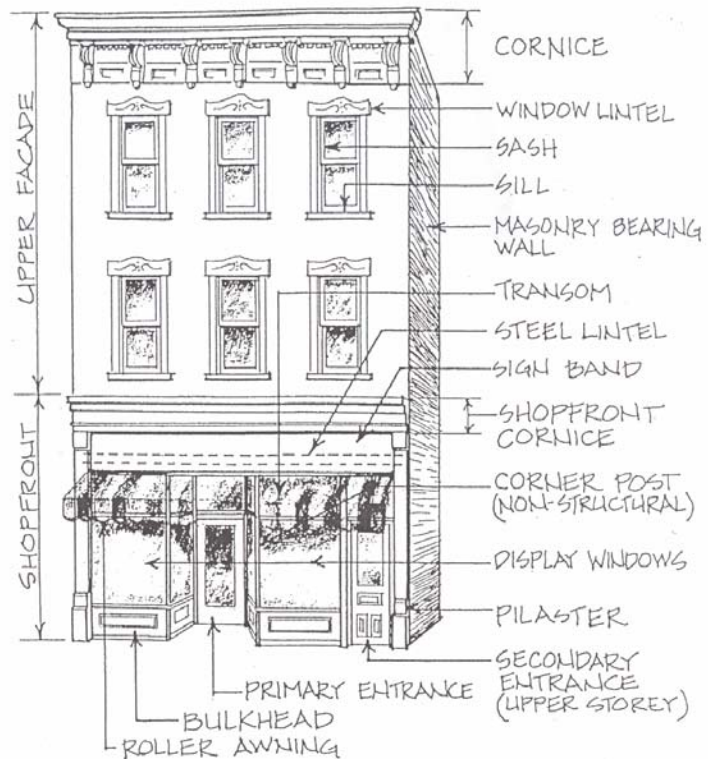
SILL- The horizontal water-shedding member at the bottom of a door or window frame.

SPANDREL- The triangular space between the shoulder of an arch and the square enclosing it.

STREETSCAPE- The distinguishing character of a particular street created by its natural and man-made components: width, alignment, paving materials, planting, and forms or surrounding buildings.

The Traditional Façade

- The façade is made up of two parts, the Upper Façade and the Storefront.
- The Upper Façade is a flat masonry wall with window openings and decoration applied. This is a more residential architecture because it was most often a living space.
- The Storefront is very different from the Upper Façade. It is a very open area marked by large display windows.



From Main Street Certification: Design Component presented in August 2002 in Danville, Kentucky by Mark Dennen, Staff Architect of the Kentucky Heritage Council.

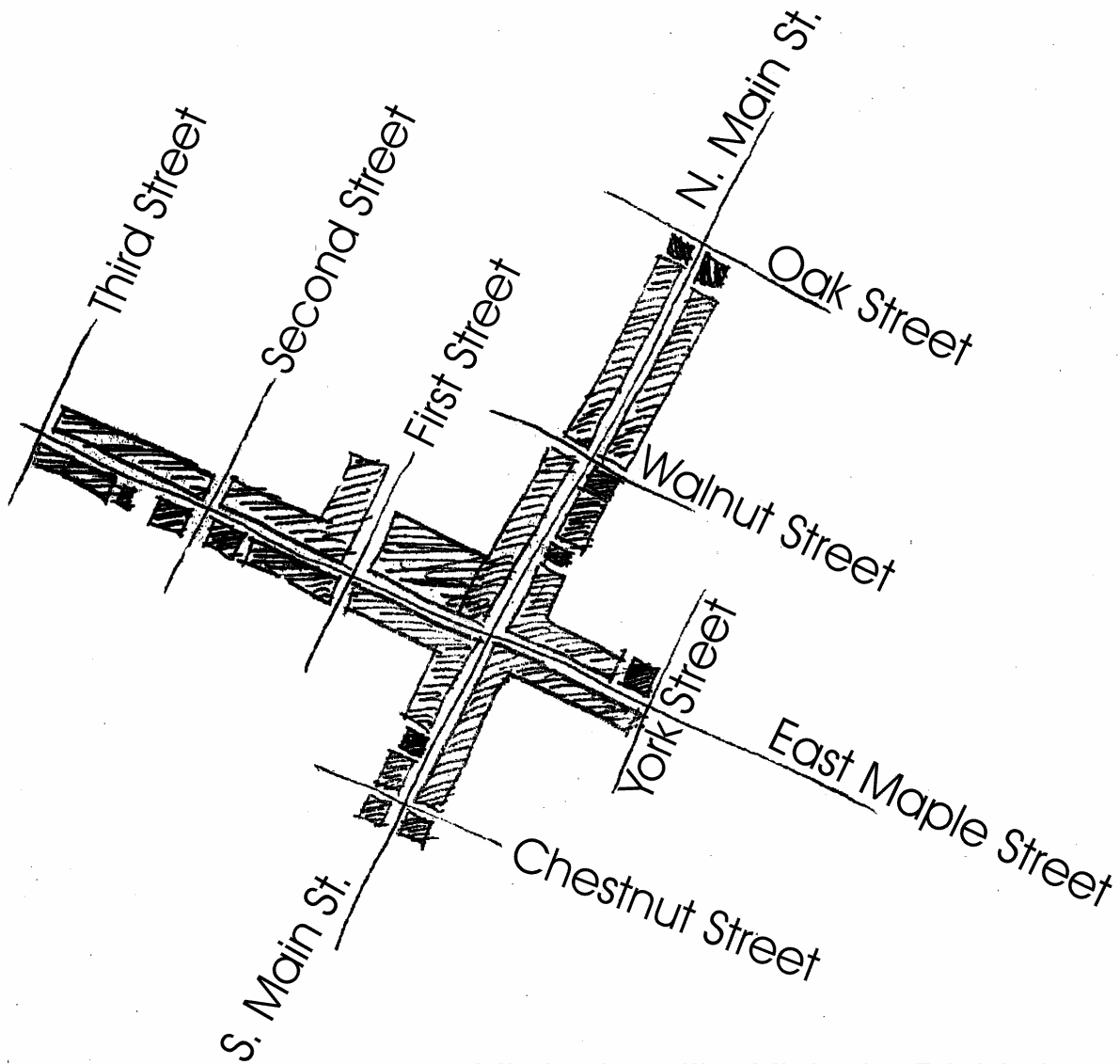
STRUCTURE- Anything constructed or erected, the use of the ground, including (but without limiting the generality of the foregoing) barns, smokestacks, advertising signs, billboards, backstops for tennis courts, bridges, fences, pergolas, gazebos, radio and television antennae, solar collectors, microwave antennae, including the supporting towers, roads, ruins or remnants (including foundations), swimming pools or walkways.

IV. ADDENDUM: THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.

The Secretary of the Interior's Standards For Rehabilitation

The following standards are to be applied to specific projects in a reasonable manner, taking into consideration economic and technical feasibility.

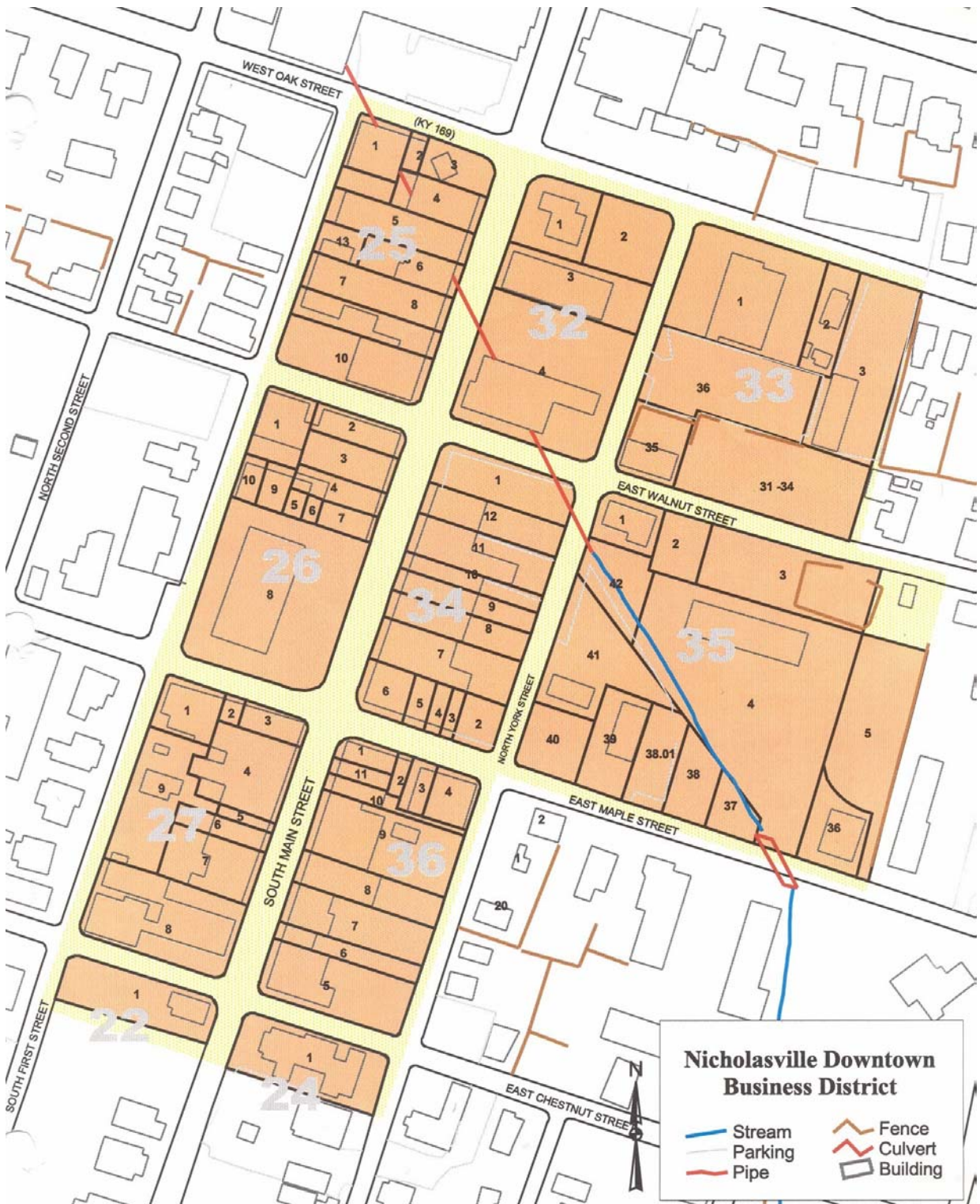
1. Property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a building shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time, those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work will be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Nicholasville Historic District

Surveyed 1977 - National Register 1984

Nicholasville, Kentucky



Shades Part Is Renaissance on Main Area of Downtown Nicholasville, Kentucky